

Falls EAC Meeting June 11, 2026

ITEM #1 Roll Call

EAC members

Present: Jairus James, Jeannine Delwiche, Rachael Boice, Erik Person, Max Williams

Absent: Jonathan Manderack, Connor Schmiegel

Others present: John Weiss (Falls Fire Inspector); Walter Hambrecht (Bristol), Peg Hambrecht (Bristol), Lori Shiota (Falls), Michele Erhard (Falls), Jennifer Metzger (Falls), Wayne Bell (Falls), plus others

Meeting Called to order: 7:00 pm

ITEM #2: FALLS TOWNSHIP RESIDENT CONCERNS

Peg Hambrecht (Bristol): Concerns about data center's impact on the environment

Lori Shiota (Falls): Concerns about data center's cost, impact on Pennsbury Manor

Michele Erhard (Falls): Concerns about data center's cost, impact on Pennsbury Manor

Jennifer Metzger (Falls): Shared her thoughts on data centers

Wayne Bell (Falls): Concerns about the turbines that will power data center

Walter Hambrecht (Bristol): Concerns about data center's unknown future impact on the environment

ITEM #3: PLAN REVIEW

- Nuuly (Urban Outfitters), 700 Penn Valley Road, Fairless Hills, PA 19030 Tmp #13-013-010. Plan for subdivision to create and develop one additional lot with approximately one million sq. ft. warehouse with parking lot and stormwater facilities

Waivers Requested include:

- Reduction of required wetland buffer from 100 feet to 50 feet in certain locations
- Waivers related to required street tree placement
- Permission to use ornamental trees beneath overhead utility lines in lieu of shade trees

Recommendation: (Jeannine motioned/Erik 2nd) Motion to send a letter of concern to supervisors recommending against the reduction of the wetland buffer and recommend rather than ornamental tree, native ornamental/shrubs be planted. Motion carried (5 ayes, 0 nays).

ITEM #4: LOCAL EAC ACTIVITIES UPDATE

- No updates for Langhorne Borough, Middletown Township, Morrisville Borough, Upper Makefield Township, Newtown Township, or Yardley Borough
- Bristol Borough:
 - Stormwater management information
 - Household hazardous waste collection event was promoted. Held May 30 at Upper Bucks Technical School (3115 Ridge Rd, Perkasio, Bedminster Township)
- Bristol Township:
 - Bulk Item Collection: May 11, 5 AM – May 15, 5 PM
 - Native species day was June 1st to celebrate PA native species
 - Promoted the 2026 Bucks County Household Hazardous waste collection held in Perkasio on May 30th, 830AM-2 PM
 - Very active on FB
 - Bristol Township community clean up days were scheduled for 5/2 and 10/10, 9AM-12 PM (2501 Bath Rd, Bristol)

- Lower Makefield Township
 - Styrofoam recycling event was held May 23rd
 - Discussing an Environmental Stewardship Award
 - Multiple educational video series listed on website; including fast fashion, data centers, single use plastic bags etc.

ITEM #5: EARTH DAY

- Event held at Oxford Valley Mall on Saturday, April 25 from 11am-2pm
 - Overall, it was a successful event
 - All plants donate by Sherwood Seeds and Fairless Hills Garden Center were given away
 - Recycled paper pencils and bee mini-erasers also shared
 - Good Stuff Thrift coupons were given away with a brief write up on “Thrifting as an Antidote to Fast Fashion”

ITEM #6: IDEAS FOR NEWSLETTERS

- For Spring/Summer 2027:
 - Ideas? Environmental impact of data centers? Protecting storm drains? Proper disposal of old oil with local partner? Battery recycling? Small nuclear reactors (SMR)?

ITEM #7: APPROVAL OF MINUTES (Motioned by Jeannine, 2nd: Rachael)

- April 9, 2026 minutes were approved (5 yeas, 0 nays)

ITEM #8: OLD/NEW BUSINESS

Old Business

- Bird Town (Jairus/Jon)
 - None
- Remaining EAC t-shirts
 - Max’s received his shirt tonight; this item is now closed
- Organizing a Styrofoam recycling event in December 2026
 - Jeannine contacted Raybob and will work with Township to find best date
 - Only clean white EPS foam can be accepted and will need to be kept dry and delivered in clear plastic bags
 - Raybob will need at least 2-week notice prior to the event
 - Jeannine will reach out to the township to learn what resources are available for storing and delivering the collected EPS and pick best date on calendar
- Collaboration with the Bristol Township EAC (report from Jairus)
 - Falls EAC co-sponsored the Silver Lake Nature Center park clean-up (Earth Day Event) with the Bristol Township on Wednesday, April 22, 10am-noon
 - Jairus attended
- The regional introduction meeting for local EACs was held on Saturday, April 25, 2026, 10am-12pm at the LMT Administration Building with Jeannine and Max attending
 - Jeannine presented Falls EAC overview
 - Representatives from the following townships attended: Buckingham, Bristol Twp, Langhorne, LMT, Morrisville, New Hope, Newtown Borough, Solebury, Upper Makefield, Yardley
 - Falls Township will host the next regional meeting on Nov 7

- Council continues to explore development of a “green” recognition award
 - Committee (Rachael, Jairus, and Jeannine) will deliver recommendations after discussion
- Tree Tenders certification – need 3 to get bare root tree donations
 - Jon and Jairus had been exploring but had no recommendations or updates
- Township determined the use of a shared drive will be acceptable, but prefers we use SharePoint; all members of the council have been given access

New Business

- The City of Lambertville will reimburse up to \$700 for replacing lawn with native plants, rain gardens, etc.
 - Council will discuss possibilities of doing something similar at a future meeting
- Request was received from Bristol Township EAC to co-sign a letter to Tina Davis supporting the naming of the Eastern box turtle as the state reptile
 - Jairus will request additional details and the council may consider sending a similar letter to Representative Prokopiak

Next meeting: Thursday, July 9, 7 pm at the Falls Township Municipal Building, 188 Lincoln Highway, Fairless Hills, PA 19030

ADJOURNMENT: 8:13 pm